

Luann G. Welmer, Clerk-Treasurer

### CITY COUNCIL MEETING CITY HALL TUESDAY, OCTOBER 20, 2015 6:00 O'CLOCK P.M.

### I. Meeting Called to Order

- A. Opening Prayer
- B. Pledge of Allegiance
- C. Roll Call
- D. Acceptance of Minutes

### II. Unfinished Business Requiring Council Action

- A. Second Reading of an Ordinance entitled "ORDINANCE NO. \_\_\_\_, 2015 AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM CC (COMMERCIAL: COMMUNITY CENTER) TO I-2c (INDUSTRIAL: GENERAL WITH COMMITMENTS) (Nex-Gen Fuels Rezoning)." Jeff Bergman
- B. Second Reading of an Ordinance entitled "ORDINANCE NO. \_\_\_\_, 2015 AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM I-2 (INDUSTRIAL: GENERAL) TO RMc (RESIDENTIAL: MULTI-FAMILY WITH COMMITMENTS) (Jonesboro Investments Rezoning)." Jeff Bergman
- C. Second Reading of an Ordinance entitled "ORDINANCE NO. \_\_\_\_, 2015, AN ORDINANCE FOR APPROPRIATIONS AND TAX RATES FOR 2016." Matt Caldwell

### III. New Business Requiring Council Action

- A. Reading of a Resolution entitled "RESOLUTION NO.\_\_\_\_, 2015 A RESOLUTION CONFIRMING RESOLUTION NO. 18, 2015 THE DECLARATION OF A CERTAIN AREA PROPOSED TO BE WITHIN THE CITY OF COLUMBUS, AN ECONOMIC REVIATLIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY FOR PROPERTY TAX ABATEMENT (BARTHOLOMEW ON SYCAMORE LLC)." Carl Malysz
- B. Reading of a Resolution entitled "RESOLUTION NO.\_\_\_\_, 2015 A RESOLUTION APPROVING A DEDUCTION FOR PROPERTY TAX ABATEMENT IN A DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1, ET. SEQ. AND AUTHORIZING THE MAYOR TO EXECUTE THE STATEMENT OF BENEFITS FORM (BARTHOLOMEW ON SYCAMORE LLC)." Carl Malysz
- C. Reading of a Resolution entitled "RESOLUTION NO.\_\_\_, 2015 A RESOLUTION CONFIRMING RESOLUTION NO. 19, 2015, THE DECLARATION OF A CERTAIN AREA PROPOSED TO BE WITHIN THE CITY OF COLUMBUS, AN ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY FOR PROPERTY TAX ABATEMENT (GATEWAY SENIOR VILLAGE L.P.)." Carl Malysz
- D. Reading of a Resolution entitled "RESOLUTION NO.\_\_\_, 2015 A RESOLUTION APPROVING A DEDUCTION FOR PROPERTY TAX ABATEMENT IN A DESIGNATED ECONOMIC REVIATLIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1, *ET. SEQ.* AND AUTHORIZING THE MAYOR TO EXECUTE THE STATEMENT OF BENEFITS FORM (GATEWAY SENIOR VILLAGE L.P.)." Carl Malysz
- E. Reading of a Resolution entitled "RESOLUTION NO. \_\_\_\_, 2015 A RESOLUTION CONFIRMING RESOLUTION NO. 20, 2015, THE DECLARATION OF A CERTAIN AREA PROPOSED TO BE WITHIN THE CITY OF COLUMBUS, AN ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY FOR PROPERTY TAX ABATEMENT (COTTAGE AVENUE APARTMENTS)." Carl Malysz

- F. Reading of a Resolution entitled "RESOLUTION NO.\_\_\_2015 A RESOLUTION APPROVING A DEDUCTION FOR PROPERTY TAX ABATEMENT IN A DESIGNATED ECONOMIC REVIATLIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1, *ET. SEQ.* AND AUTHORIZING THE MAYOR TO EXECUTE THE STATEMENT OF BENEFITS FORM (COTTAGE AVENUE APARTMENTS, BY DEVELOPMENTAL SERVICES, INC.)." Carl Malysz
- G. Reading of a Resolution entitled "RESOLUTION NO.\_\_\_, 2015 A RESOLUTION APPROVING A DEDUCTION FOR PROPERTY TAX ABATEMENT IN A DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1, *ET. SEQ.* AND AUTHORIZING THE MAYOR TO EXECUTE THE STATEMENT OF BENEFITS FORM (ASHFORD PARK, L.P., BY HERMAN & KITTLE PROPERTIES, INC.)." Carl Malysz
- H. Reading of a Resolution entitled "RESOLUTION NO.\_\_\_\_, 2015 A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS TO ADOPT SPECIFIC CAPITAL IMPROVEMENT PROJECTS AS THE 2016 CAPITAL BUDGET." Matt Caldwell
- I. First Reading of an Ordinance entitled "ORDINANCE NO. \_\_\_\_, 2015 AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, TO AMEND CHAPTER 2.94 OF THE COLUMBUS CITY CODE, CITY GARAGE DEPARTMENT." Jeff Logston

### IV. Other Business

- A. Standing Committee and Liaison Reports
- B. The next regular meeting is scheduled for Wednesday, November 4, 2015, 6:00 p.m. in City Hall.
- C. Adjournment

### **RESOLUTION NO. \_\_\_\_\_, 2015**

# A RESOLUTION CONFIRMING RESOLUTION No.18-2015, THE DECLARATION OF A CERTAIN AREA PROPOSED TO BE WITHIN THE CITY OF COLUMBUS, AN ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY FOR PROPERTY TAX ABATEMENT

### BARTHOLOMEW ON SYCAMORE LLC

Lot 1 – St. Bartholomew Church Subdivision (R/219B)

Lot 2 - St. Bartholomew Church Subdivision (R/219B)

Lot 3 - St. Bartholomew Church Subdivision (R/219B)

WHEREAS, the City of Columbus (hereinafter "City"), Indiana, recognizes the need to stimulate growth and maintain a sound economy; and

WHEREAS, the Columbus Common Council ("Council") further recognizes that it is in the best interest of the City to provide incentives to stimulate investment within the community; and

WHEREAS, Indiana Code 6-1.1-12.1 et seq. provides for a program of real property and personal property tax abatement within "Economic Revitalization Areas" ("ERA") in order to incentivize the redevelopment of brownfields or underdeveloped properties within the corporate limits of the City; and

WHEREAS, Indiana Code 6-1.1-12.1 <u>et seq.</u> empowers the Council to designate Economic Revitalization Areas by following a procedure involving adoption of a preliminary declaratory resolution, providing public notice, conducting a public hearing and adopting a final resolution confirming the declaratory resolution or a modified version of the declaratory resolution or rescinding the declaratory resolution; and

WHEREAS, BARTHOLOMEW ON SYCAMORE LLC is scheduled to become the owners of the entire fee interest in certain real estate within the corporate limits of the City, which is legally described in Exhibit "A" (attached hereto and incorporated herein) and to redevelop said property for the purposes of affordable rental housing; and

WHEREAS, at its Regular Meeting on October 6, 2015, the Council adopted a Declaratory Resolution, Resolution No. 18, 2015, designating the area described on Exhibit "A" as an Economic Revitalization Area and fixing 6:00 p.m., on October 20, 2015, in the Council Chambers, Columbus City Hall, 123 Washington Street, Columbus, Indiana, for a final public hearing for the receiving of any remonstrances or objections from any person in or affected by the area legally described on Exhibit "A" or its designation as an Economic Revitalization; and

WHEREAS, proper legal notice was published indicating the adoption of Resolution No. 18, 2015 and stating when and where said Public Hearing would be held; and

WHEREAS, at said Public Hearing, any and all additional evidence and testimony along with any and all remonstrances and objections presented were considered, and such additional evidence and testimony either confirmed the Council's determination that the said real estate will be an Economic Revitalization Area qualified for property tax abatement or did not refute that determination.

# NOW, THEREFORE, BE IT RESOLVED THE COLUMBUS COMMON COUNCIL THAT:

- <u>Section 1</u>. The Columbus Common Council hereby takes "final action" as that phrase is contemplated in Indiana Code 6-1.1-12.1 <u>et seq.</u> with regard to the adoption of Columbus Common Council Resolution No 18, 2015, on October 6, 2015.
- Section 2. The Columbus Common Council hereby confirms certain findings made with Resolution No. 18, 2015, and makes such additional findings and determinations as follows:
  - 1. That said described property in **Exhibit "A"** is located within the jurisdiction of the Council for purposes set forth in Indiana Code 6-1.1-12.1-2 et seq.; and
  - 2. That the Council has determined, based on information provided by the applicant and other evidence before the Council, that this site has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property, and redevelopment is not expected to occur without the current proposed additional financial incentives; and
  - 3. That the improvement of the real estate described herein would be to the benefit and welfare of all citizens and taxpayers of the City of Columbus; and
  - 4. That upon designation of the Area described in **Exhibit A** as an "Economic Revitalization Area" the subject property will be redeveloped and will provide employment opportunities to and affordable rental housing for residents of the City of Columbus and the County of Bartholomew.

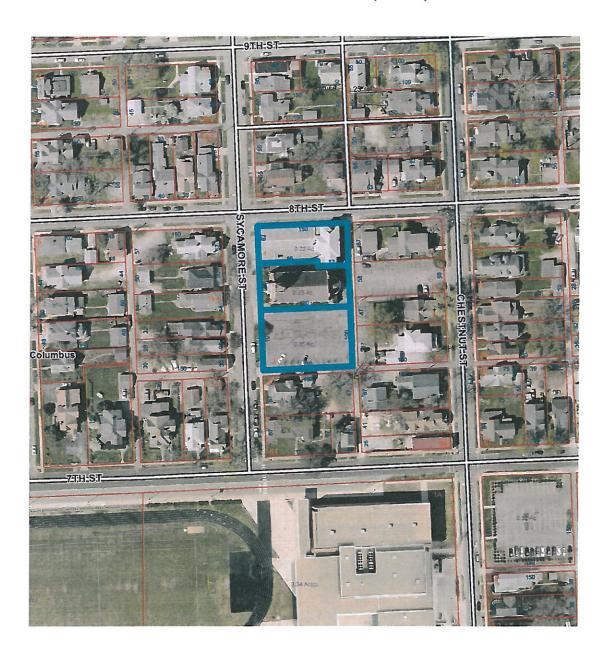
- Section 3. The Economic Revitalization Area designation will terminate ten (10) years after October 20, 2015. However, this proposed termination does not limit the period of time the applicant or the successor owner is entitled to receive a partial abatement of property taxes relative to redevelopment or rehabilitation activities completed or the installation of new manufacturing equipment before the date the Economic Revitalization Area designation is terminated.
- <u>Section 4.</u> Two (2) copies of **Exhibit "A"**, which describes the Economic Revitalization Area, are on file in the office of Clerk-Treasurer of Columbus, Indiana, and the Common Council directs the Clerk-Treasurer to maintain for public inspection two (2) copies of said **Exhibit "A"** in the files of the Clerk-Treasurer.
- <u>Section 5.</u> A certified copy of this Resolution shall be sent to the Bartholomew County Auditor.
- Section 6. The Council hereby confirms Resolution No. 18, 2015, adopted October 6, 2015, and the designated area described on **Exhibit "A"** is confirmed to be an Economic Revitalization Area.
- Section 7. The sections, paragraphs, sentences, clauses and phrases of this Resolution are separable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional, invalid or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality, invalidity, or under enforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution.
- <u>Section 8.</u> This Resolution shall be effective immediately upon its passage, subject to the appeal proceedings through the court action contemplated by Indiana Code 6-1.1-12.1 et seq.

ADOPTED BY THE COMMON CO		
	Kristen S. Brown Presiding Office	n, Mayor r of the Common Counci
ATTEST:		
Luann Welmer Clerk of the Common Council		
Presented by me to the Mayor, 2015 at		
	Luann Welmer Clerk-Treasurer	
Approved and signed by me the o'clockM.	his day of	, 2015, at
	Kristen S. Brown	n v of Columbus Indiana

# Exhibit "A "

## Legal Description of Bartholomew On Sycamore, LLC

- Lot 1-St. Bartholomew Church Subdivision (R/219B)
- Lot 2 St. Bartholomew Church Subdivision (R/219B)
- Lot 3 St. Bartholomew Church Subdivision (R/219B)



### RESOLUTION NO. \_\_\_\_, 2015

# RESOLUTION APPROVING A DEDUCTION FOR PROPERTY TAX ABATEMENT IN A DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1, ET. SEQ. AND AUTHORIZING THE MAYOR TO EXECUTE THE STATEMENT OF BENEFITS FORM (Form SB-1 / Real Property) for:

### BARTHOLOMEW ON SYCAMORE LLC

Lot 1 – St. Bartholomew Church Subdivision (R/219B)

Lot 2 - St. Bartholomew Church Subdivision (R/219B)

Lot 3 - St. Bartholomew Church Subdivision (R/219B)

**WHEREAS**, INDIANA CODE 6-1.1-12.1 <u>et seq</u>. allows for a partial abatement of property taxes attributable to the rehabilitation/redevelopment of real property in an Economic Revitalization Area (ERA) including the development of affordable rental housing; and

WHEREAS, the Common Council of the City of Columbus, Indiana, has designated certain real estate within the City of Columbus, Indiana as an Economic Revitalization Area (ERA) as contemplated and defined pursuant to INDIANA CODE 6-1.1-12.1-1, et. seq., by the adoption of Resolution 18-2015 by the Common Council on October 6, 2015 and confirmed by the adoption of Resolution \_\_\_\_-2015 on October 20, 2015, which remains in full force and effect; and

**WHEREAS**, INDIANA CODE 6-1.1-12.1, et seq. provides that the Common Council of the City of Columbus, Indiana, consider and approve any Statement of Benefits associated with an application for tax abatement for real property in an area previously designated as an ERA; and

WHEREAS, BARTHOLOMEW ON SYCAMORE LLC filed an Application, Agreement of Cooperation, and a Statement of Benefits form dated January 5, 2015 requesting the approval of a ten (10) year real property tax deduction pursuant to INDIANA CODE 6-1.1-12.1 et. seq., for the purpose of improving real estate within the ERA referenced above for the purpose of developing affordable rental housing, said Statement of Benefits form is attached hereto and incorporated herein as Exhibit A; and

WHEREAS, pursuant to INDIANA CODE 6-1.1-12.1 et seq., the Common Council shall determine the amount and/or percentage and term of the tax abatement deduction; and

WHEREAS, the Common Council of the City of Columbus, Indiana, deems it to be in the best interest of the City of Columbus, Indiana, in order to stimulate economic development, to provide for additional or retained jobs, and to develop additional affordable rental housing that such real property tax abatement be granted.

**NOW, THEREFORE, BE IT RESOLVED**, by the Common Council of the City of Columbus, Indiana, after reviewing the Statement of Benefits form and Application submitted by **BARTHOLOMEW ON SYCAMORE LLC** and after hearing the recommendation of the Incentive Review Committee, that:

- 1. The application of **BARTHOLOMEW ON SYCAMORE LLC** meets the requirements for the filing and consideration of property tax abatement.
- 2. The Common Council makes the following findings:
  - a. The estimated value of the proposed redevelopment or rehabilitation of the subject real property into affordable rental housing is reasonable for projects of the nature and scope described on **Exhibit A**, attached; and
  - b. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation of the subject real property; and
  - c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation of the subject real property; and
  - d. Any other benefits about which information was requested, including the creation of at least 31 affordable rental housing units, are benefits that can be reasonably expected to result from the proposed redevelopment or rehabilitation of the subject real property; and
  - e. The totality of benefits is sufficient to justify the tax abatement deduction.
- 3. **BARTHOLOMEW ON SYCAMORE LLC's** project represents a major capital investment into the improvement of real estate, and compliments the initiatives of the City of Columbus for community revitalization and economic development.
- 4. The deduction term allowed for real property improvements shall be allowed for ten (10) years and the deduction amount for real property improvements shall be the percentage amounts contained on **Exhibit B**, attached.
- 5. The Mayor of the City of Columbus, Indiana, is hereby authorized by the Common Council of the City of Columbus, Indiana, to execute the Statement of Benefits form attached hereto as **Exhibit A** for purposes of facilitating the real property tax abatement of **BARTHOLOMEW ON SYCAMORE LLC**.

	ADOPTED BY THE COMMON	COUNCIL OF COLUMBUS, INDIANA, on this
day c	of 2015, by a vote of	
		Presiding Officer of the Common Council
		Fresiding Officer of the Common Council
ATT]	EST:	
Clerk	of the Common Council	
	Presented by me to the Mayor of C	Columbus Indiana this day
of	2015 at	
11		
		Clerk-Treasurer
	Approved and signed by me this	day of 2015, at
	o'clockM.	
		Mayor of the City of
		Columbus Indiana

### Exhibit A



### STATEMENT OF DENERITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R5: 12-13)

Prescriped by the Department of Local Government Finance

This distantent is being completed for real property that qualities under the following Indiana Gode (check one box):

20\_\_\_\_ PAY 20\_\_\_ FORM SB-1 / Real Property

PRIVACY NOTICE

Any information concert and the cost of the property and specific salaries paid to interview 1 employees by the procept or are 1's confidential per IC 5-1.1 12.1-5.1.

# ☐ Redevelopment or renabilitation of real estate intorovements (IC 6-1 1-12 1-4) ☐ Residentially distressed area (IC 6-1.1-12 1-4.1) INSTRUCTIONS

remains in effect IC 6-1 1-12 1-17

This statement must be submitted to the body designating the Economic Relatedation Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitaization Area. Chierwise, this statement must be submitted to the designating body BEFORE the redevelopment or renabilitation of real property for which the person wishes to claim a deduction.

2 The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the imbation of the recevelapment or rehabilitation for which the person desires to claim a deduction.

3 For obtain a deduction is Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is

made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who feited to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.

4. A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-UReal Property. The Form CF-1/Real

Procestly should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable For a Form SB-1/Peal Property that is approved after June 30, 2013, the designating body is required to establish an ebatement schedule for each deduction aritimed. For a Form SE-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body.

TAXPAYER INFORMATION TOUTH Telegitione number (812, 603-255) in bush Q & beglo baline LOCATION AND DESCRIPTION OF PROPOSED PROJECT Resolution number 845 ESATH ST. DLG= luxing a strict number Co Kinbus IN Estimated start date (month, day year) Estimated complet on data (month, day year) SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT Salaries Number retained Salames Number additional Spiaries VALUE OF PROPOSED PROJECT REAL ESTATE IMPROVEMENTS ASSESSED VALUE COST Current values Plus estimated values of proposed project 1 4 60 Lass values of any property being replaced et estimated values upon completion of project WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER Est mateu sould was a converted (counds) 1/2 Estimated nazardous waste converted (pounds) Le energeneur of an according sorty and see an entranty and Traction of men amphiresetting to the terminal many ment and sometimen in the property TAXPAYER CERTIFICATION hereby certify that the representations in this statement are true Date stored (month, day years) Menager

Page 4 of 7 Resolution No. \_\_\_\_-2015

# Exhibit A (continued)

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Wa und	find that the applicant meets or IC 6-11-12.1 provides for	the general stands tire to lowing limits	aras in the resolution	adupted or to be ad	opted by this nody.	Said resolution, passed or to be passed
	A The designated area has a expires is	seen insited to a po	eriod of time not to e	kosed	_ calendar years" (s	ee below). The date this designation
E	The type of deduction that Redevicemment or rehad Residentially distressed	citation of real est	esignated area is lim ate improvements	Yes   Yes	No via	
C	The amount of the declust of	on applicable is lin	sted to \$			
D	Other imitations or condition	ins (specify)				
8	Number of years allowed	☐ Year 1 ☐ Year 6	☐ Year 2 ☐ Year 7	Year 3	☐ Year 4 ☐ Year 9	Year 5 (* see below) Year 10
26.51	innea mannie idianty of bene	s required to estab alian contained in I fits is sufficient to j	he statement of can- ustry the deduction	alife and light that the		ermined ictations are reasonitale and have
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Posteri na	inte of authorized member of dis-	gnal ny body		Name of designation	g body	
ttested b	; (signature and life of alloster)			Printed come of all	ektor	
A A B	or is entired to receive a ded For residentially distressed a 6-1 1-12 1-4-1 remain in effect 2013 the designating doays is 10) years. (See IC 6-1 1-12 For the redevelopment or ren	uction to a number reas where the Foi ct. The deduction is sirequired to establication 1-17 below) liabilitation of read pro- scippating body ren	not years that is less im SB-1-Real Proceiveriod may not excee lish an abatement so property where the Fortal is a street for a	than the number of ty was approved pri id five (5) years. For nedule for each ded arm SB-1/Real Props Form SB-1/Real Props	years designated un or to July 1, 2013, th r a Form SB-1/Real out on allowed. The arty was approved pur-	e deductions established in IC Property that is approved after June 30 deduction period may not exceed ten- tion to July 1, 2013, the abatement of after June 32, 2013, the description
Abater/ Sec 17	4 or 4 5 of this chapter an ao (1) The total am (2) The number (3) The average (4) The infrastru	ratement schedule rount of the taxpay of new full-time ac wage of the new oture requirement of a statement of	based on the following is investment in re- quivalent, gos creater employees compare, s for the taxpayer's it benefits approved as	ng factors al and personal prod d d to the state minimi evestment ter June 30, 2013, A	reny um wage A des onaling body s	and that receives a deduction under

### Exhibit A (continued)

# Appendix A to Property Tax Abatement Request

The proposed project is the adaptive reuse and redevelopment of three parcels of property at the southeast corner of 8<sup>th</sup> and Sycamore Streets in Columbus, Indiana. At present, the northernmost parcel has a former school facility, the middle parcel is the site of the historic St. Bartholomew's church, and the southernmost parcel is a parking lot.

The project scope would include the demolition of the former school and replace it with a newly constructed multifamily structure, the adaptive reuse of St. Bartholomew's into apartments and community space, and use of the southernmost parcel for parking and additional multifamily units. The total project would create 34 affordable housing units and have an approximate total project cost of \$5.3 million.

Once completed, it is anticipated that the property would employ 1.5 full time equivalent employees for property management and maintenance. Wages vary based on experience, but total salaries paid for these positions would likely range from \$30,000 to \$40,000. Employees are also offered company-paid health insurance.

### Exhibit B

## **ECONOMIC REVIATALIZATION AREA**

# Standard 10-Year Real Property Tax Abatement Schedule City of Columbus, Indiana

Year 1	100%
Year 2	95%
Year 3	80%
Year 4	65%
Year 5	50%
Year 6	40%
Year 7	30%
Year 8	20%
Year 9	10%
Year 10	5%
Year 11 and thereafter	0%

### RESOLUTION NO. , 2015

A RESOLUTION CONFIRMING RESOLUTION No.19, 2015,
THE DECLARATION OF A CERTAIN AREA PROPOSED TO BE WITHIN THE
CITY OF COLUMBUS, AN ECONOMIC REVITALIZATION AREA AND
QUALIFYING CERTAIN REAL PROPERTY FOR PROPERTY TAX
ABATEMENT

GATEWAY SENIOR VILLAGE L.P.
1425 MICHIGAN STREET, COLUMBUS, INDIANA
Cecil Platt's Minor Plat - Lots 1 and 2
Ruddick Place 2nd Add - Blk E
Pt. Consolidated R/R R/W (E. of Michigan, W. of Hutchins, S. of 16<sup>th</sup> and N. of 14<sup>th</sup>)

WHEREAS, the City of Columbus (hereinafter "City"), Indiana, recognizes the need to stimulate growth and maintain a sound economy; and

WHEREAS, the Columbus Common Council ("Council") further recognizes that it is in the best interest of the City to provide incentives to stimulate investment within the community; and

WHEREAS, Indiana Code 6-1.1-12.1 <u>et seq.</u> provides for a program of real property and personal property tax abatement within "Economic Revitalization Areas" ("ERA") in order to incentivize the redevelopment of brownfields or underdeveloped properties within the corporate limits of the City; and

WHEREAS, Indiana Code 6-1.1-12.1 et seq. empowers the Council to designate Economic Revitalization Areas by following a procedure involving adoption of a preliminary declaratory resolution, providing public notice, conducting a public hearing and adopting a final resolution confirming the declaratory resolution or a modified version of the declaratory resolution or rescinding the declaratory resolution; and

WHEREAS, GATEWAY SENIOR VILLAGE L.P. is scheduled to become the owners of the entire fee interest in certain real estate within the corporate limits of the City, which is legally described in Exhibit "A" (attached hereto and incorporated herein) and to redevelop said property for the purposes of affordable rental housing; and

WHEREAS, at its Regular Meeting on October 6, 2015, the Council adopted a Declaratory Resolution, Resolution No. 19, 2015, designating the area described on **Exhibit "A"** as an Economic Revitalization Area and fixing 6:00 p.m., on October 20, 2015, in the Council Chambers, Columbus City Hall, 123 Washington Street, Columbus, Indiana, for a final public hearing for the receiving of any remonstrances or objections from any person in or affected by the area legally described on **Exhibit "A"** or its designation as an Economic Revitalization; and

WHEREAS, proper legal notice was published indicating the adoption of Resolution No. 19, 2015 and stating when and where said Public Hearing would be held; and

WHEREAS, at said Public Hearing, any and all additional evidence and testimony along with any and all remonstrances and objections presented were considered, and such additional evidence and testimony either confirmed the Council's determination that the said real estate will be an Economic Revitalization Area qualified for property tax abatement or did not refute that determination.

# NOW, THEREFORE, BE IT RESOLVED THE COLUMBUS COMMON COUNCIL THAT:

- <u>Section 1</u>. The Columbus Common Council hereby takes "final action" as that phrase is contemplated in Indiana Code 6-1.1-12.1 <u>et seq.</u> with regard to the adoption of Columbus Common Council Resolution No. 19, 2015, on October 6, 2015.
- Section 2. The Columbus Common Council hereby confirms certain findings made with Resolution No. 19, 2015, and makes such additional findings and determinations as follows:
  - 1. That said described property in **Exhibit "A"** is located within the jurisdiction of the Council for purposes set forth in Indiana Code 6-1.1-12.1-2 et seq.; and
  - 2. That the Council has determined, based on information provided by the applicant and other evidence before the Council, that this site has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property, and redevelopment is not expected to occur without the current proposed additional financial incentives; and
  - 3. That the improvement of the real estate described herein would be to the benefit and welfare of all citizens and taxpayers of the City of Columbus; and
  - 4. That upon designation of the Area described in **Exhibit A** as an "Economic Revitalization Area" the subject property will be redeveloped and will provide employment opportunities to and affordable rental housing for residents of the City of Columbus and the County of Bartholomew.

- Section 3. The Economic Revitalization Area designation will terminate ten (10) years after October 20, 2015. However, this proposed termination does not limit the period of time the applicant or the successor owner is entitled to receive a partial abatement of property taxes relative to redevelopment or rehabilitation activities completed or the installation of new manufacturing equipment before the date the Economic Revitalization Area designation is terminated.
- <u>Section 4.</u> Two (2) copies of **Exhibit "A"**, which describes the Economic Revitalization Area, are on file in the office of Clerk-Treasurer of Columbus, Indiana, and the Common Council directs the Clerk-Treasurer to maintain for public inspection two (2) copies of said **Exhibit "A"** in the files of the Clerk-Treasurer.
- <u>Section 5.</u> A certified copy of this Resolution shall be sent to the Bartholomew County Auditor.
- Section 6. The Council hereby confirms Resolution No. 19, 2015, adopted October 6, 2015, and the designated area described on **Exhibit "A"** is confirmed to be an Economic Revitalization Area.
- Section 7. The sections, paragraphs, sentences, clauses and phrases of this Resolution are separable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional, invalid or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality, invalidity, or under enforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution.
- <u>Section 8.</u> This Resolution shall be effective immediately upon its passage, subject to the appeal proceedings through the court action contemplated by Indiana Code 6-1.1-12.1 et seq.

Kristen S. Brown, Mayor Presiding Officer of the Common Council
Trestaing Officer of the Common Council
lumbus, Indiana, this day of ockM.
Luann Welmer Clerk-Treasurer
day of, 2015, at
Kristen S. Brown
•

### Exhibit A

# Legal Description of Proposed Gateway Senior Village L.P.

Cecil Platt's Minor Plat - Lots 1 and 2
Ruddick Place 2nd Add - Blk E
Pt. Consolidated R/R R/W (E. of Michigan, W. of Hutchins, S. of 16<sup>th</sup> and N. of 14<sup>th</sup>)



### RESOLUTION NO. \_\_\_\_\_, 2015

RESOLUTION APPROVING A DEDUCTION FOR PROPERTY TAX ABATEMENT IN A DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1, ET. SEQ. AND AUTHORIZING THE MAYOR TO EXECUTE THE STATEMENT OF BENEFITS FORM (Form SB-1 / Real Property) for:

GATEWAY SENIOR VILLAGE L.P.
1425 MICHIGAN STREET, COLUMBUS, INDIANA
Cecil Platt's Minor Plat - Lots 1 and 2
Ruddick Place 2nd Add - Blk E
Pt. Consolidated R/R R/W (E. of Michigan, W. of Hutchins, S. of 16<sup>th</sup> and N. of 14<sup>th</sup>)

WHEREAS, INDIANA CODE 6-1.1-12.1 et seq. allows for a partial abatement of property taxes attributable to the rehabilitation/redevelopment of real property in an Economic Revitalization Area (ERA) including the development of affordable rental housing; and

WHEREAS, the Common Council of the City of Columbus, Indiana, has designated certain real estate within the City of Columbus, Indiana as an Economic Revitalization Area (ERA) as contemplated and defined pursuant to INDIANA CODE 6-1.1-12.1-1, et. seq., by the adoption of Resolution 19-2015 by the Common Council on October 6, 2015 and confirmed by the adoption of Resolution \_\_\_\_-2015 on October 20, 2015, which remains in full force and effect; and

WHEREAS, INDIANA CODE 6-1.1-12.1, et seq. provides that the Common Council of the City of Columbus, Indiana, consider and approve any Statement of Benefits associated with an application for tax abatement for real property in an area previously designated as an ERA; and

WHEREAS, GATEWAY SENIOR VILLAGE L.P. filed an Application, Agreement of Cooperation, and a Statement of Benefits form dated September 9, 2015 requesting the approval of a ten (10) year real property tax deduction pursuant to INDIANA CODE 6-1.1-12.1 et. seq., for the purpose of improving real estate within the ERA referenced above for the purpose of developing affordable rental housing, said Statement of Benefits form is attached hereto and incorporated herein as Exhibit A; and

WHEREAS, pursuant to INDIANA CODE 6-1.1-12.1 et seq., the Common Council shall determine the amount and/or percentage and term of the tax abatement deduction; and

WHEREAS, the Common Council of the City of Columbus, Indiana, deems it to be in the best interest of the City of Columbus, Indiana, in order to stimulate economic development, to provide for additional or retained jobs, and to develop additional affordable rental housing that such real property tax abatement be granted.

**NOW, THEREFORE, BE IT RESOLVED**, by the Common Council of the City of Columbus, Indiana, after reviewing the Statement of Benefits form and Application submitted by **GATEWAY SENIOR VILLAGE L.P.** and after hearing the recommendation of the Incentive Review Committee, that:

- 1. The application of **GATEWAY SENIOR VILLAGE L.P.** meets the requirements for the filing and consideration of property tax abatement.
- 2. The Common Council makes the following findings:
  - a. The estimated value of the proposed redevelopment or rehabilitation of the subject real property into affordable rental housing is reasonable for projects of the nature and scope described on **Exhibit A**, attached; and
  - b. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation of the subject real property; and
  - c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation of the subject real property; and
  - d. Any other benefits about which information was requested, including the creation of at least 31 affordable rental housing units, are benefits that can be reasonably expected to result from the proposed redevelopment or rehabilitation of the subject real property; and
  - e. The totality of benefits is sufficient to justify the tax abatement deduction.
- 3. GATEWAY SENIOR VILLAGE L.P.'s project represents a major capital investment into the improvement of real estate, and compliments the initiatives of the City of Columbus for community revitalization and economic development.
- 4. The deduction term allowed for real property improvements shall be allowed for ten (10) years and the deduction amount for real property improvements shall be the percentage amounts contained on **Exhibit B**, attached.
- 5. The Mayor of the City of Columbus, Indiana, is hereby authorized by the Common Council of the City of Columbus, Indiana, to execute the Statement of Benefits form attached hereto as Exhibit A for purposes of facilitating the real property tax abatement of GATEWAY SENIOR VILLAGE L.P..

ADOPTED BY THE COM	MON COUNCIL OF COLUMBUS, INDIANA, on the
day of 2015, by a v	ote of ayes and nays.
	Presiding Officer of the Common Council
	8
ATTEST:	
Clerk of the Common Council	
	or of Columbus, Indiana, this day
f2015 at	o'clockM.
	Clerk-Treasurer
	Clerk-Treasurer
Approved and signed by men o'clockM.	this day of 2015, at
	Mayor of the City of
	Columbus, Indiana

### **Exhibit A**



### STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R5 / 12-13)

Prescribed by the Department of Local Government Finance

This statement is being completed for real property that qualifies under the following Indiana Code (check one box): ☐ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

20	PAT	20	-
FORM SB-1	/ Re	al Pro	perty

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

#### INSTRUCTIONS.

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
   To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is
- made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year. A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be allached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1 Name of taxpayer		TAXPAYER	INFORMAT	TION		Miles Res	<b>法是在此处的的</b>
Gateway Senior Vill	lane I. P.						
	and street, city, state, and ZIP coo	đe)					
	Suite G900, Columbus, I	N 47201					
Name of contact person			Telephone r			E-mail address	
Rick Gardner				372-6918		RGardner	@thrive-alliance.or
SECTION 2 Name of designating body	LOC	ATION AND DESCRIPT	ION OF PE	ROPOSED PROJE	ECT		
	2.29					Resolution num	nber
Columbus City Cour	ICII		County			DLGF taxing di	letelet numbar
1425 Michigan Stree	~*		Barthole	amaiu		DEGF laking un	ISUICE RUINGE
Description of real property in	nprovements, redevelopment, or re	ehabilitation (use additional				Estimated start	date (month, day, year)
Construction of a 54 u	nit senior multifamily proje	ect.		Personal States		11/01/201	
							pletion date (month, day, year)
						11/01/201	
SECTION 3		MPLOYEES AND SALA	RIES AS R	ESULT OF PROF	OSED PRO	DJECT	
Current number	Salaries	Number retained	Salaries		Number add	itional	Salaries
0.00	\$0.00	0.00	\$0.00		3.00		\$120,000.00
SECTION 4	ESTIM/	ATED TOTAL COST AN	D VALUE O			S. S	
					ESTATE II	MPROVEMEN	
<u> </u>				COST		ASS	SESSED VALUE
Current values	fand period			10.400	2000.00	<b></b>	
Plus estimated values o Less values of any prop				10,400	00.000,0		
	pon completion of project			10.400	0,000.00		
SECTION 5		NVERTED AND OTHER	BENEFITS			AYER	
CLOTICITO		1	The state of the s	A. C.		1161	
Estimated solid waste or	onverted (pounds)		Estimate	ed hazardous was	ite converte	d (pounds)	
Other benefits							
SECTION 6		TAXPAYER CE	RTIFICATI	ON	2000		
	ne representations in this s		Killing Jan				
Signature of authorized represe					— Т	Date signed (m	onth, day, year)
Timbley !	M. Mosan	- Const			1	09/09/2015	
Printed name of authorized rep	presentative			Title			
Timothy M. Morgan				Developer/Ge	eneral Pa	ırtner	

Page 1 of 2

# Exhibit A (continued)

禁友院			FOR USE OF THE	DESIGNATING I	BODY	
	nd that the applicant meets the IC 6-1.1-12.1, provides for the			pled or to be ad	opled by this body. Said	resolution, passed or to be passed
A.	The designated area has be expires is			ed	_ calendar years* (see b	pelow). The date this designation
В.	B. The type of deduction that is allowed in the designated area is limited to:  1. Redevelopment or rehabilitation of real estate improvements Yes No  2. Residentially distressed areas Yes No					
C.	The amount of the deduction	n applicable is limit	ed to \$	·		
D.	Other limitations or condition	ns (specify)	,			
E.	Number of years allowed:	Year 1 Year 6	Year 2 Year 7	Year 3 Year 8	☐ Year 4 ☐ Year 9	Year 5 (* see below) Year 10
We ha	For a statement of benefits a  Yes No If yes, altach a copy of the a If no, the designating body is the also reviewed the informationed that the totality of benefits	batement schedule s required to estable tion contained in the	to this form. ish an abatement scho ne statement of benefit	edule before the	deduction can be determ	
Approved	(signature and title of authorized	member of designation	ng body)	Telephone numb	er	Date signed (month, day, year)
Printed na	ame of authorized member of des	ignaling body		Name of designa	ting body	
Allested t	y (signature and title of attester)			Printed name of	allester	
laxpay A.	For residentially distressed a 6-1.1-12.1-4-1 remain in effect 2013, the designating body it (10) years. (See IC 6-1.1-12 For the redevelopment or ref	uction to a number dreas where the Fo cl. The deduction is s required to estab 1-17 below.) habilitation of real pesignating body ren	of years that is less the man SB-1/Real Property beriod may not exceed lish an abatement schoroperty where the Fornains in effect. For a F	nan the number of was approved possible for each down SB-1/Real Proor orm SB-1/Real Froorm	of years designated under prior to July 1, 2013, the For a Form SB-1/Real Preduction allowed. The de opperty was approved prior Property that is approved	deductions established in IC roperty that is approved after June 30, eduction period may not exceed ten or to July 1, 2013, the abatement lafter June 30, 2013, the designating
Abater Sec. 1	n 4 or 4.5 of this chapter an ai (1) The total ai (2) The numbe (3) The averag (4) The infrastr (b) This subsection applie for each deduction. An aba	batement schedule mount of the taxpay or of new full-time exe wage of the new fucture requirement of some a statement of the children to the c	based on the followin yer's investment in rea quivalent jobs created employees compared to for the taxpayer's in benefits approved aft apter. An abatement s hay not exceed ten (11 articular taxpayer befo	g factors: I and personal p to the state min vestment. er June 30, 2013 chedule must sp years. ore July 1, 2013,	roperty. imum wage. 3. A designaling body sh pecify the percentage am	nd that receives a deduction under half establish an abatement schedule rount of the deduction for each year of the abatement schedule expires under

### Exhibit B

## ECONOMIC REVIATALIZATION AREA

# Standard 10-Year Real Property Tax Abatement Schedule City of Columbus, Indiana

Year 1	100%
Year 2	95%
Year 3	80%
Year 4	65%
Year 5	50%
Year 6	40%
Year 7	30%
Year 8	20%
Year 9	10%
Year 10	5%
Year 11 and thereafter	0%

### RESOLUTION NO. , 2015

A RESOLUTION CONFIRMING RESOLUTION No. 20, 2015,
THE DECLARATION OF A CERTAIN AREA PROPOSED TO BE WITHIN THE
CITY OF COLUMBUS, AN ECONOMIC REVITALIZATION AREA AND
QUALIFYING CERTAIN REAL PROPERTY FOR PROPERTY TAX
ABATEMENT

COTTAGE AVENUE APARTMENTS
1804 22<sup>ND</sup> STREET, COLUMBUS, INDIANA
LOTS 149,150,151,152,153,154,155,156 & 157 - WM GRAVES 3RD ADD & 12';
VACATED ALLEY BETWEEN 152 & 153
BLK G - WM M GRAVES 3RD ADD; 19-96-18.31 - 900
FORMER R/R R/W - 0.79 ACRES

WHEREAS, the City of Columbus (hereinafter "City"), Indiana, recognizes the need to stimulate growth and maintain a sound economy; and

WHEREAS, the Columbus Common Council ("Council") further recognizes that it is in the best interest of the City to provide incentives to stimulate investment within the community; and

WHEREAS, Indiana Code 6-1.1-12.1 <u>et seq.</u> provides for a program of real property and personal property tax abatement within "Economic Revitalization Areas" ("ERA") in order to incentivize the redevelopment of brownfields or underdeveloped properties within the corporate limits of the City; and

**WHEREAS**, Indiana Code 6-1.1-12.1 <u>et seq</u>. empowers the Council to designate Economic Revitalization Areas by following a procedure involving adoption of a preliminary declaratory resolution, providing public notice, conducting a public hearing and adopting a final resolution confirming the declaratory resolution or a modified version of the declaratory resolution or rescinding the declaratory resolution; and

WHEREAS, COTTAGE AVENUE APARTMENTS, or its heirs or assigns, is scheduled to become the owners of the entire fee interest in certain real estate within the corporate limits of the City, which is legally described in Exhibit "A" (attached hereto and incorporated herein) and to redevelop said property for the purposes of affordable rental housing; and

WHEREAS, at its Regular Meeting on October 6, 2015, the Council adopted a Declaratory Resolution, Resolution No. 20, 2015, designating the area described on **Exhibit "A"** as an Economic Revitalization Area and fixing 6:00 p.m., on October 20, 2015, in the Council Chambers, Columbus City Hall, 123 Washington Street, Columbus, Indiana, for a final public hearing for the receiving of any remonstrances or objections from any person in or affected by the area legally described on **Exhibit "A"** or its designation as an Economic Revitalization; and

WHEREAS, proper legal notice was published indicating the adoption of Resolution No. 20, 2015 and stating when and where said Public Hearing would be held; and

WHEREAS, at said Public Hearing, any and all additional evidence and testimony along with any and all remonstrances and objections presented were considered, and such additional evidence and testimony either confirmed the Council's determination that the said real estate will be an Economic Revitalization Area qualified for property tax abatement or did not refute that determination.

# NOW, THEREFORE, BE IT RESOLVED THE COLUMBUS COMMON COUNCIL THAT:

- <u>Section 1</u>. The Columbus Common Council hereby takes "final action" as that phrase is contemplated in Indiana Code 6-1.1-12.1 <u>et seq.</u> with regard to the adoption of Columbus Common Council Resolution No. 20, 2015, on October 6, 2015.
- <u>Section 2.</u> The Columbus Common Council hereby confirms certain findings made with Resolution No. 20, 2015, and makes such additional findings and determinations as follows:
  - 1. That said described property in **Exhibit "A"** is located within the jurisdiction of the Council for purposes set forth in Indiana Code 6-1.1-12.1-2 et seq.; and
  - 2. That the Council has determined, based on information provided by the applicant and other evidence before the Council, that this site has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property, and redevelopment is not expected to occur without the current proposed additional financial incentives; and
  - 3. That the improvement of the real estate described herein would be to the benefit and welfare of all citizens and taxpayers of the City of Columbus; and
  - 4. That upon designation of the Area described in **Exhibit A** as an "Economic Revitalization Area" the subject property will be redeveloped and will provide employment opportunities to and affordable rental housing for residents of the City of Columbus and the County of Bartholomew.

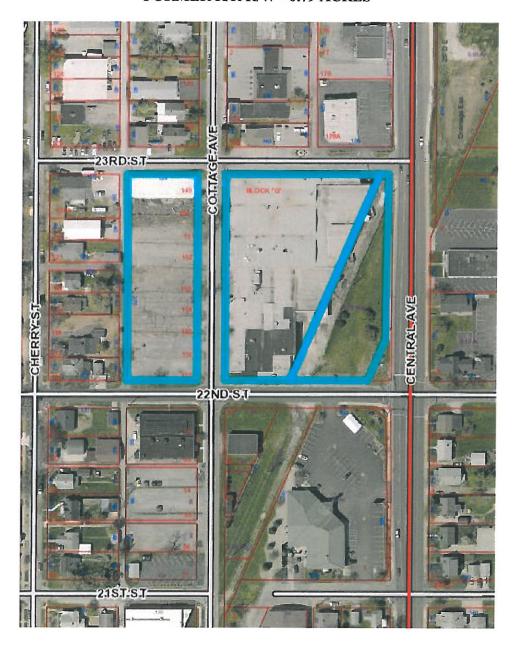
- Section 3. The Economic Revitalization Area designation will terminate ten (10) years after October 20, 2015. However, this proposed termination does not limit the period of time the applicant or the successor owner is entitled to receive a partial abatement of property taxes relative to redevelopment or rehabilitation activities completed or the installation of new manufacturing equipment before the date the Economic Revitalization Area designation is terminated.
- <u>Section 4.</u> Two (2) copies of **Exhibit "A"**, which describes the Economic Revitalization Area, are on file in the office of Clerk-Treasurer of Columbus, Indiana, and the Common Council directs the Clerk-Treasurer to maintain for public inspection two (2) copies of said **Exhibit "A"** in the files of the Clerk-Treasurer.
- <u>Section 5.</u> A certified copy of this Resolution shall be sent to the Bartholomew County Auditor.
- Section 6. The Council hereby confirms Resolution No. 20, 2015, adopted October 6, 2015, and the designated area described on **Exhibit "A"** is confirmed to be an Economic Revitalization Area.
- Section 7. The sections, paragraphs, sentences, clauses and phrases of this Resolution are separable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional, invalid or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality, invalidity, or under enforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution.
- <u>Section 8.</u> This Resolution shall be effective immediately upon its passage, subject to the appeal proceedings through the court action contemplated by Indiana Code 6-1.1-12.1 et seq.

	UNCIL OF COLUMBUS, INDIANA, on this 2015, by a vote of ayes and n
	Kristen S. Brown, Mayor Presiding Officer of the Common Cou
ATTEST:	
Luann Welmer Clerk of the Common Council	
Presented by me to the Mayor, 2015 at	of Columbus, Indiana, this day of o'clockM.
	Luann Welmer Clerk-Treasurer
Approved and signed by me the o'clockM.	is day of, 2015,
	Kristen S. Brown

### Exhibit "A"

# Legal Description of Cottage Avenue Apartments

### LOTS 149,150,151,152,153,154,155,156 & 157 - WM GRAVES 3RD ADD & 12'; VACATED ALLEY BETWEEN 152 & 153 BLK G - WM M GRAVES 3RD ADD; 19-96-18.31 – 900 FORMER R/R R/W - 0.79 ACRES



### RESOLUTION NO. \_\_\_\_\_, 2015

RESOLUTION APPROVING A DEDUCTION FOR PROPERTY TAX ABATEMENT IN A DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1, ET. SEQ. AND AUTHORIZING THE MAYOR TO EXECUTE THE STATEMENT OF BENEFITS FORM (Form SB-1 / Real Property) for:

COTTAGE AVENUE APARTMENTS BY DEVELOPMENTAL SERVICES, INC. 1804 22ND STREET, COLUMBUS, INDIANA LOTS 149,150,151,152,153,154,155,156 & 157 - WM GRAVES 3RD ADD & 12'; VACATED ALLEY BETWEEN 152 & 153
BLK G - WM M GRAVES 3RD ADD; 19-96-18.31 - 900
FORMER R/R R/W - 0.79 ACRES

WHEREAS, INDIANA CODE 6-1.1-12.1 et seq. allows for a partial abatement of property taxes attributable to the rehabilitation/redevelopment of real property in an Economic Revitalization Area (ERA) including the development of affordable rental housing; and

WHEREAS, the Common Council of the City of Columbus, Indiana, has designated certain real estate within the City of Columbus, Indiana as an Economic Revitalization Area (ERA) as contemplated and defined pursuant to INDIANA CODE 6-1.1-12.1-1, et. seq., by the adoption of Resolution 20-2015 by the Common Council on October 6, 2015 and confirmed by the adoption of Resolution \_\_\_\_-2015 on October 20, 2015, which remains in full force and effect; and

*WHEREAS*, INDIANA CODE 6-1.1-12.1, et seq. provides that the Common Council of the City of Columbus, Indiana, consider and approve any Statement of Benefits associated with an application for tax abatement for real property in an area previously designated as an ERA; and

WHEREAS, COTTAGE AVENUE APARTMENTS, BY DEVELOPMENTAL SERVICES, INC., filed an Application, Agreement of Cooperation, and a Statement of Benefits form dated September 9, 2015 requesting the approval of a ten (10) year real property tax deduction pursuant to INDIANA CODE 6-1.1-12.1 et. seq., for the purpose of improving real estate within the ERA referenced above for the purpose of developing affordable rental housing, said Statement of Benefits form is attached hereto and incorporated herein as Exhibit A; and

WHEREAS, pursuant to INDIANA CODE 6-1.1-12.1 et seq., the Common Council shall determine the amount and/or percentage and term of the tax abatement deduction; and

WHEREAS, the Common Council of the City of Columbus, Indiana, deems it to be in the best interest of the City of Columbus, Indiana, in order to stimulate economic development, to provide for additional or retained jobs, and to develop additional affordable rental housing that such real property tax abatement be granted.

Page 1 of 7
Resolution No. \_\_\_\_-2015

**NOW, THEREFORE, BE IT RESOLVED**, by the Common Council of the City of Columbus, Indiana, after reviewing the Statement of Benefits form and Application submitted by **COTTAGE AVENUE APARTMENTS BY DEVELOPMENTAL SERVICES, INC.**, and after hearing the recommendation of the Incentive Review Committee, that:

- 1. The application of COTTAGE AVENUE APARTMENTS BY **DEVELOPMENTAL SERVICES, INC.**, meets the requirements for the filing and consideration of property tax abatement.
- 2. The Common Council makes the following findings:
  - a. The estimated value of the proposed redevelopment or rehabilitation of the subject real property into affordable rental housing is reasonable for projects of the nature and scope described on **Exhibit A**, attached; and
  - b. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation of the subject real property; and
  - c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation of the subject real property; and
  - d. Any other benefits about which information was requested, including the creation of at least 31 affordable rental housing units, are benefits that can be reasonably expected to result from the proposed redevelopment or rehabilitation of the subject real property; and
  - e. The totality of benefits is sufficient to justify the tax abatement deduction.
- 3. COTTAGE AVENUE APARTMENTS BY DEVELOPMENTAL SERVICES, INC.'s project represents a major capital investment into the improvement of real estate, and compliments the initiatives of the City of Columbus for community revitalization and economic development.
- 4. The deduction term allowed for real property improvements shall be allowed for ten (10) years and the deduction amount for real property improvements shall be the percentage amounts contained on **Exhibit B**, attached.
- 5. The Mayor of the City of Columbus, Indiana, is hereby authorized by the Common Council of the City of Columbus, Indiana, to execute the Statement of Benefits form attached hereto as **Exhibit A** for purposes of facilitating the real property tax abatement of **COTTAGE AVENUE APARTMENTS BY DEVELOPMENTAL SERVICES, INC.**

	ADOPTED BY THE COMMON O	COUNCIL OF COLUMBUS, INDIANA, on this
day c	of2015, by a vote of	ayes and nays.
		Presiding Officer of the Common Council
ATT)	EST:	
Clerk	of the Common Council	
CICIK	of the Common Council	
	Presented by me to the Mayor of Co	olumbus, Indiana, this day
of	2015 at	o'clockM.
		Clerk-Treasurer
		1 0015
	Approved and signed by me this o'clockM.	day of 2015, at
	0 clockvi.	
		Manager Caller City of C
		Mayor of the City of Columbus, Indiana
		Commons, mulana

### Exhibit A



#### STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R5 / 12-13)

Prescribed by the Department of Local Government Finance

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)

Residentially distressed area (IC 6-1.1-12.1-4.1)

20	PAY 20	)
FORM SB-	1 / Real	Property

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1, 1-12, 1-5-1.

- INSTRUCTIONS:

  1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.

  2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.

  3. To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is maried to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.

  4. A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)

  For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1	HESPER MANAGEMENT	TAXPAYER	RINFORMATION					
Name of taxpayer								
A new Limited Partner will be formed for the operation of an affordable housing project								
Address of taxpayer (number and street, city: state, and ZIP code) 2920 Tenth Street, Columbus, IN 47202								
Name of contact person	i, Columbus, IN 47	202	Telephone number		E-mail addre	DEC.		
Shane Burton			( 812 ) 376-9404		sburton@dsiservices.org			
SECTION 2	STOCKED STOCKED STOCKED	LOCATION AND DESCRIP		RO JEIGT	Sourton	@usisel vices.org		
Name of designating body		LOCATION AND SECOND	Holi of Filor Collo	.00551	Resolution r	number		
City of Columbus								
Location of property			County		DLGF taxing district number			
	Columbus, Indiana		Bartholomew					
		nent, or rehabilitation (use additional	al sheets if necessary)		Estimated start date (month, day year)			
Please see attached					10/31/2016 Estimated completion date (month, day, year)			
					10/31/20			
acazion a	COTINEATO	OF EMPLOYEES AND SALE	PIEG AS DECLUT OF D	ODOCED PR				
SECTION 3	Salaries	Number retained	Salines	Number add		Salarius		
0.00	\$0.00	0.00	\$0.00	3.00		\$46,800.00		
SECTION 4		ESTIMATED TOTAL COST A	ND VALUE OF PROPOSE	D PROJECT		DESCRIPTION OF THE PARTY OF THE		
			R	EAL ESTATE	MPROVEME	ENTS		
			COST		A	SSESSED VALUE		
Current values			775,500.00		775,500.00			
Plus estimated value			6.800,000.00					
	operly being replaced		775,500.00					
	upon completion of pro-			800.000.00	NVE D			
SECTION 5	WAS	TE CONVERTED AND OTHE	R BENEFITS PROMISED	BY THE TAX	AYEK	St. 44 Sections		
Estimated solid waste converted (pounds) 0.00			Estimated hazardous waste converted (pounds) 0.00					
Other benefits			Amanana manana m	HANDERSON, F., Ser., Sc.				
Please see attached								
SECTION 6	NICH STREET	TAXPAYER 0	ERTHICATION	DESCRIPTION	A 44-04			
- HONORA MARKANA	the representations i	n this statement are true.	***************************************		-			
Signature of authorized repo		1			Date signed	month, day, year)		
X S	have Du	<del>}</del>			10/12	3/15		
Printed name of authorized	representative	<u> </u>	Title		10/16	·		
L. Shane Burton			CEO					

Page 1 of 2

# Exhibit A (continued)

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	ESTRUMENTAL PROPERTY.	THE REAL PROPERTY.	FUR USE OF THE	DESIGNATING	5 5001				
	nd that the applicant meets the IC 6-1.1-12.1, provides for the			opted or to be a	adopted by this body. Sa	id resolution, passed or to be passed			
A	The designated area has be expires is			eed	calendar years* (see	below). The date this designation			
В.	The type of deduction that is 1. Redevelopment or rehabil 2. Residentially distressed a	itation of real esta			No No				
C	C. The amount of the deduction applicable is limited to \$								
D.	Other limitations or condition	s (specify)		manage Agricus					
E.	Number of years allowed:	Year 1	Year 2 Year 7	Year 3 Year 8	Year 4 Year 9	Year 5 (* see below) Year 10			
We h	For a statement of benefits a Yes No If yes, attach a copy of the a If no, the designating body is ave also reviewed the informa mined that the totality of benefits	batement schedule required to estab	e to this form. lish an abatement sci ne statement of bene	nedule before th	ne deduction can be dete				
Approved	(signature and title of authorized	member of designati	ng body)	Telephone num	nber	Date signed (month, day, year)			
Printed name of authorized member of designating body			Name of designating body						
Attested by (aignature and title of attester)			Printed name	Printed name of sitester					
laxpa A.	yer is entitled to receive a ded For residentially distressed a 6-1.1-12.1-4-1 remain in effe 2013, the designating body is (10) years. (See IC 6-1.1-12 For the redevelopment or ref	uction to a numbe reas where the Fo ct. The deduction is s required to estab .1-17 below.) nabilitation of real p signating body rer	r of years that is less rm SB-1/Real Proper period may not excee lish an abatement so property where the Fo mains in effect. For a	than the number ty was approve d five (5) years nedule for each form SB-1/Real F Form SB-1/Real	er of years designated un d prior to July 1, 2013, th . For a Form SB-1/Real deduction allowed. The Property was approved p Il Property that is approve	te deductions established in IC Property that is approved after June 30, deduction period may not exceed ten rior to July 1, 2013, the abatement ad after June 30, 2013, the designating			
Abate Sec. 1	n 4 or 4.5 of this chapter an ai (1) The total ar (2) The numbe (3) The averag (4) The infrastr (b) This subsection applie for each deduction allo the deduction. An aba	patement schedule nount of the taxpa r of new full-time of e wage of the new ucture requirement is to a statement of wed under this che lement schedule in e approved for a p	e based on the followingers investment in re- quivalent jobs create employees compare to for the taxpayer's if benefits approved an apter. An abatement may not exceed ten (1 pericular taxpayer be	ng factors: al and personal d. d to the state m nvestment. fer June 30, 20 schedule must 0) years. fore July 1, 201	property, inimum wage. 13. A designating body s specify the percentage a	and that receives a deduction under shall establish an abatement schedule mount of the deduction for each year of the abatement schedule expires under			

#### Exhibit A (continued)

#### SB-1 Form Section 2. Description of Real Property Improvements

The real property will consist of 51 units of multi-family affordable senior housing. 100% of the units will be set-aside for low income seniors (55 years and older) and persons with disabilities whose income is specifically at or below 60% of the area median income for Bartholomew County, Indiana.

This development will be named Cottage Avenue Apartments and owned by a To Be Formed Limited Partner (presumed to be Cottage Avenue Apartments, L.P.) and will be entirely formed to operate this low income housing development. Only this proposed development will be eligible for the 10-year phase-in abatement as requested to the City Council of Columbus.

If this development does not receive the funding it is requesting from the Indiana Housing and Community Development Authority the project will not be built and we will withdraw our request for the 10-year phase-in abatement.

#### SB-1 Form Section 5. Other Benefits

The real estate currently has two vacant underutilized buildings located on the site within the corporate limits of the City of Columbus. The future development will address the additional need for affordable senior rental housing. The new housing project will be 100% accessible or adaptable as defined by the ADA and the Indiana Accessibility Code, including an elevator to access each floor. This project will target low- to moderate- income seniors and persons with disabilities who wish to age in place, allowing them to remain in a living environment that is safe, adaptable and comfortable as they continue to live independently while their circumstances may change. Modern amenities will be included with each apartment; such as microwave ovens, programmable thermostats, dishwashers, washers and dryers.

#### Exhibit B

#### ECONOMIC REVIATALIZATION AREA

### Standard 10-Year Real Property Tax Abatement Schedule City of Columbus, Indiana

Year 1	100%
Year 2	95%
Year 3	80%
Year 4	65%
Year 5	50%
Year 6	40%
Year 7	30%
Year 8	20%
Year 9	10%
Year 10	5%
Year 11 and thereafter	0%

#### **RESOLUTION NO. \_\_\_\_, 2015**

RESOLUTION APPROVING A DEDUCTION FOR PROPERTY TAX ABATEMENT IN A DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1, ET. SEQ. AND AUTHORIZING THE MAYOR TO EXECUTE THE STATEMENT OF BENEFITS FORM (Form SB-1 / Real Property) for:

ASHFORD PARK, L.P., BY HERMAN & KITTLE PROPERTIES, INC. 1616 10<sup>TH</sup> STREET, COLUMBUS, INDIANA LOTS 2, 3 AND 4, GOLDEN CASTING ADMINISTRATIVE SUBDIVISION

WHEREAS, INDIANA CODE 6-1.1-12.1 et seq. allows for a partial abatement of property taxes attributable to the rehabilitation/redevelopment of real property in an Economic Revitalization Area (ERA) including the development of affordable rental housing; and

WHEREAS, the Common Council of the City of Columbus, Indiana, has designated certain real estate within the City of Columbus, Indiana as an Economic Revitalization Area (ERA) as contemplated and defined pursuant to INDIANA CODE 6-1.1-12.1-1, et. seq., by the adoption of Resolution 12-1984 by the Common Council on December 18, 1984 and amended by the adoption of Resolution 20-1985 on November 19, 1985, which remains in full force and effect; and

WHEREAS, INDIANA CODE 6-1.1-12.1, et seq. provides that the Common Council of the City of Columbus, Indiana, consider and approve any Statement of Benefits associated with an application for tax abatement for real property in an area previously designated as an ERA; and

WHEREAS, ASHFORD PARK, L.P., BY HERMAN & KITTLE PROPERTIES, INC. filed an Application, Agreement of Cooperation, and a Statement of Benefits form dated October 8, 2015 requesting the approval of a ten (10) year real property tax deduction pursuant to INDIANA CODE 6-1.1-12.1 et. seq., for the purpose of improving real estate within the ERA referenced above for the purpose of developing affordable rental housing, said Statement of Benefits form is attached hereto and incorporated herein as Exhibit A; and

WHEREAS, pursuant to INDIANA CODE 6-1.1-12.1 et seq., the Common Council shall determine the amount and/or percentage and term of the tax abatement deduction; and

WHEREAS, the Common Council of the City of Columbus, Indiana, deems it to be in the best interest of the City of Columbus, Indiana, in order to stimulate economic development, to provide for additional or retained jobs, and to develop additional affordable rental housing that such real property tax abatement be granted.

**NOW, THEREFORE, BE IT RESOLVED**, by the Common Council of the City of Columbus, Indiana, after reviewing the Statement of Benefits form and Application submitted by **ASHFORD PARK, L.P., BY HERMAN & KITTLE PROPERTIES, INC.**, and after hearing the recommendation of the Incentive Review Committee, that:

- 1. The application of ASHFORD PARK, L.P., BY HERMAN & KITTLE PROPERTIES, INC., meets the requirements for the filing and consideration of property tax abatement.
- 2. The Common Council makes the following findings:
  - a. The estimated value of the proposed redevelopment or rehabilitation of the subject real property into 209 affordable and market rate rental housing units is reasonable for projects of the nature and scope described on Exhibit A, attached; and
  - b. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation of the subject real property; and
  - c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation of the subject real property; and
  - d. Any other benefits about which information was requested, including the creation of 209 affordable and market rate rental housing units, are benefits that can be reasonably expected to result from the proposed redevelopment or rehabilitation of the subject real property; and
  - e. The totality of benefits is sufficient to justify the tax abatement deduction.
- 3. ASHFORD PARK, L.P., BY HERMAN & KITTLE PROPERTIES, INC.'s project represents a major capital investment into the improvement of real estate, and compliments the initiatives of the City of Columbus for community revitalization and economic development.
- 4. The deduction term allowed for real property improvements shall be allowed for ten (10) years and the deduction amount for real property improvements shall be the percentage amounts contained on **Exhibit B**, attached.
- 5. The Mayor of the City of Columbus, Indiana, is hereby authorized by the Common Council of the City of Columbus, Indiana, to execute the Statement of Benefits form attached hereto as **Exhibit A** for purposes of facilitating the real property tax abatement of **ASHFORD PARK**, **L.P.**, **BY HERMAN & KITTLE PROPERTIES**, **INC.**

	ADOPTED BY THE COMMON (	COUNCIL OF COLU	MBUS, INDIANA, on this
day of	f2015, by a vote of		
		Presiding Officer o	f the Common Council
ATTE	ST:		
Clerk	of the Common Council		
	Presented by me to the Mayor of C	olumbus. Indiana. this	s dav
of	2015 at		
		Clerk-Treasurer	
		Cicik-ficasuici	
	Approved and signed by me this	day of	2015, at
	o'clockM.		
		Mayor of the City of	of .
		Columbus, Indiana	

#### Exhibit A

20 18 PAY 20 19

FORM SB-1 / Real Property

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.



## STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

☑ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.

2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.

3. To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who falsed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.

4. A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property 1-1-5-1(b).

5. For a Form SS-1/Real Property that is approved after June 30. 2013 the designating body is required to actable to a stable to

For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body

remains in effect. IC 6-1.1-12.1-17

Name of collapse (number and street, city state, and 2i)P code) Attn: HKP Property Management, 500 East 96th Street, Suite 300, Indianapolis, IN 46240 Name of collapse presson Erika Scott  LOCATION AND DESCRIPTION OF PROPOSED PROJECT  Name of designating body Common Council of the City of Columbus Location of property 1616 10th Street Courself upperty incorporate into multi-family housing  Currently vacant land that will be redeveloped into multi-family housing  ESTION3 ESTIMATE OF EMPLOYEES AND SALARIES ASIRESULT OF PROPOSED PROJECT  REAL ESTATE IMPROVEMENTS  COST  Salaries Solution of property Solution of property incorporate into multi-family housing  Estimated completion date (month, day, year) 10-1-16 Estimated completion date (month, day, year) 10-1-17  SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES ASIRESULT OF PROPOSED PROJECT  Current number Solutions Solut	SECTION 1	No service a service	TAXPAYER	INFORMAT	ION	Water to		
Attn: HKP Property Management, 500 East 96th Street, Suite 300, Indianapolis, IN 46240  Attn: HKP Property Management, 500 East 96th Street, Suite 300, Indianapolis, IN 46240  Telephone number (317 ) 663-6824 E-mail address escott@hermankittle.com  Erika Scott (317 ) 663-6824 E-mail address escott@hermankittle.com  SECTION 2  Name of designating body  Common Council of the City of Columbus  Location of property  1616 10th Street  Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)  Estimated and is (month, day, year)  10-1-16  Estimated completion date (month, day, year)  10-1-17  SECTION 3  ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT  Current number  Salaries  Number retained  Salaries  Number additional  Salaries  Number additional  Salaries  COST  REAL ESTATE IMPROVEMENTS  COST  ASSESSED VALUE  Current values  Current values of proposed project  Plus estimated values of proposed project  Less values of any property being replaced  Net estimated values upon completion of project  SECTION 5  Estimated only salaries  COST  ASSESSED VALUE  Current values  Correct values of any property being replaced  Net estimated values upon completion of project  Estimated hazardous waste converted (pounds)  Estimated hazardous waste converted (pounds)  Estimated hazardous waste converted (pounds)  Printed name of authorized representative  Printed name of authorized representative  Title	The state of the s	-11						
Attn: HKP Property Management, 500 East 96th Street, Suite 300, Indianapolis, IN 46240  Name of contact person  Erika Scott  (317) 663-6824  SECTION 2  LOCATION AND DESCRIPTION OF PROPOSED PROJECT  Name of designating body  Common Council of the City of Columbus  Location of property  Location of property  Location of property  Bartholomew  Discription of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)  Currently vacant land that will be redeveloped into multi-family housing  Estimated complete that will be redeveloped into multi-family housing  Estimated complete that the family of the current number of the complete that the complete tha				0.0000000000000000000000000000000000000	0			
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Erika Scott  SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT  Resolution number  Common Council of the City of Columbus  Location of property Common Council of the City of Columbus  Location of property County Bartholomew D3-005  Estimated start date (month, day, year) 10-1-16  Estimated completion date (month, day, year) 10-1-17  SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT  Current number Salaries Number retained Salaries Number retained Sol.00 SCO.00 SCO.00 SCO.00 SCO.00 SCO.00 SCO.00 SCO.00 SESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT  Current values COST REAL ESTATE IMPROVEMENTS  COST COST ASSESSED VALUE  Current values COST COST COST COST COST COST COST COST		ity Management, 00	o Last sour once			polis, liv		
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	Jeffrey L. Kittle	**************************************			(2007)	shford Pa	ark LLC, GF	of Ashford Park LP

Page 1 of 2

#### Exhibit A (continued)

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We fin	d that the applicant meets th IC 6-1.1-12.1, provides for th	e general standard ne following limitation	s in the resolution ado	pted or to be adop	eted by this body Said	resolution, passed or to be passed
А	A The designated area has been limited to a period of time not to exceed 10 calendar years* (see below). The date this designation expires is 2028					
В	The type of deduction that is 1. Redevelopment or rehabil 2. Residentially distressed a	litation of real estate		to:  Yes No		
C	The amount of the deduction	applicable is limite	ed to \$			
D.	Other limitations or condition	is (specify)_none				
E.	Number of years allowed:	Year 1 Year 6	Year 2 Year 7	Year 3 Year 8	Year 4 Year 9	☐ Year 5 (* see below) ☐ Year 10
We ha	For a statement of benefits a  Yes No  If yes, attach a copy of the a  If no, the designating body is  we also reviewed the informationed that the totality of benefits	batement schedule required to establi tion contained in th	to this form. sh an abatement sche e statement of benefit	edule before the de	eduction can be determ	
Approved (signature and title of authorized member of designating body)			Telephone number		Date signed (month, day, year)	
Printed na	me of authorized member of desi	ionatino body		( ) Name of designatin	a hody	
					ouncil of the City	of Columbus
Attested by	(signature and title of attester)			Printed name of atte	ester	
A	If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.  A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)  B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)					
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#### Exhibit B

#### **ECONOMIC REVIATALIZATION AREA**

#### Standard 10-Year Real Property Tax Abatement Schedule City of Columbus, Indiana

Year 1	100%
Year 2	95%
Year 3	80%
Year 4	65%
Year 5	50%
Year 6	40%
Year 7	30%
Year 8	20%
Year 9	10%
Year 10	5%
Year 11 and thereafter	0%



October 8, 2015

The Honorable Kristen S. Brown Office of the Mayor 123 Washington Street Columbus, IN 47201

RE: Request for Tax Abatement

1616 10th Street

#### Dear Mayor Brown:

Herman & Kittle Properties, Inc. (HKP), an Indiana based developer, general contractor and property management company, is planning to redevelop 8.37 acres of the former Golden Casting factory property into 209 units of multi-family housing. Unit sizes will range from one bedroom to three bedroom and our target market will be those that are at or below 60% of area median income and market rate. The property will be developed, built and managed by HKP, but a single purpose entity will be created, Ashford Park, L.P. to own the property. The managing member of the general partner of Ashford Park, L.P. will be me, Jeffrey L. Kittle. I am also the President & CEO of HKP.

As a result of this development, we will not only remediate a Brownfield, but will also create much needed multi-family housing in Columbus, while also employing 4.5 staff. Additionally, local vendors will be used for ongoing maintenance such as landscape, snow removal and the like.

We are requesting tax abatement on the building and improvements that will be made on the real estate. We are excited to revitalize this former factory site and spur the next level of development in this neighborhood.

Attached hereto are: Application for Tax Abatement, Agreement of Cooperation, and a Statement of Benefits form (SB-1).

We request that you place this item on the Council Agenda at the earliest convenient date. If you have any questions, please contact Erika E. Scott, VP Development – Midwest Region, at 317-663-6824 or <a href="mailto:escott@hermanittle.com">escott@hermanittle.com</a>.

Sincerely,

President & CEO

**Enclosures** 

cc: Carl E. Malysz, Director of Community Development

Jeffrey L. Logston, City Attorney

#### CITY OF COLUMUBS, INDIANA APPLICATION FOR TAX ABATEMENT

#### Within a Previously Designated Economic Revitalization Area

1. Name of titled landowner.

KLM National, LLC

2. Name of taxpayer seeking tax abatement *Ashford Park, L.P.* 

- 3. Has above-named taxpayer previously received tax abatement from the City of Columbus? No
  - a. If yes, list date(s) N/A
  - b. If company has received tax abatement since July 1, 1991, have CF-i reports been filed annually? N/A
  - c. According to current CF-i report(s), is your company in full compliance with your existing abatement(s)? N/A

If your answer to the above questions is a 'no', please contact the Department of Community Development at (812) 376-2520 to schedule an appointment with the Columbus Common Council Incentive Review Committee.

4. a. Legal description of titled property (attach if necessary)

See attached survey. Parcel numbers: 03-96-19-240-006.001-005 (4.53 acres), 03-96-19-240-006.003-005 (1.92 acres) and 03-96-19-240-006.002-005 (1.92 acres)

- b. Is real property (or location where the new manufacturing equipment or new research and development equipment will be installed) in an economic revitalization area? *Yes*
- 5. Commonly known address of property.

1616 10th Street

- 6. Are all taxes current and paid with regard to said titled property?
- 7. Attach completed statement of benefits form (Exhibit A) See attached.
- 8. Attached executed agreement that applicant will participate and cooperate with the City of Columbus and/or its designated agencies and the Common Council of the City of Columbus, Indiana, for the purposes of an annual review, required by State Statute. (Exhibit B) See attached.
- If business organization is publicly held, give name of corporate parent and name under which the corporation is filed with the Securities Exchange Commission.
- 10. What is the current assessed valuation of the real property (before rehabilitation, redevelopment, economic revitalization or improvement); or the current assessed valuation of the tangible personal property to be replaced by new manufacturing equipment or research and development equipment?

Parcel numbers:

03-96-19-240-006.001-005 (4.53 acres) – Land \$95,100, Improvements \$18,300, Total \$113,400 03-96-19-240-006.003-005 (1.92 acres) – Land \$40,300, Improvements \$0, Total \$40,300 03-96-19-240-006.002-005 (1.92 acres) - Land \$40,300, Improvements \$0, Total \$40,300

11. List the real and personal property taxes paid at the location during the previous five (5) years, whether paid by current owner or previous owner.

Data below includes all three parcels.

Year	Real Property	Personal Property
2015	\$4,708.55	\$0
2014	\$4,768.37	\$0

2013	\$4,571.04	\$0
2012	\$4,492.92	\$0
2011	\$4,400.00	\$0

12. Describe the proposed project (rehabilitation, new construction, or installation of new manufacturing equipment or research and development equipment). Include information about physical improvements to be made or the new manufacturing equipment to be used, the proposed use of the improvements, and a general statement as to the value of the project to the business. This property is a portion of the former Golden Casting factory site. It is 8.37 acres and formerly housed most of the buildings for the casting operation. The property is being redeveloped into 209 units of multi-family housing. The draft site plan calls for two, four-story buildings to be built on the site that would contain 1, 2 and 3 bedroom units along with a multitude of common area spaces. Approximately 60% of the units would be available for those at or below 60% of area median income, while the balance of the units would be market rate.

The site has been labeled as a Brownfield through the Indiana Brownfields Program (IBP)/Indiana Department of Environmental Management (IDEM). Phase I and geotech work has recently been completed and phase II work has been ordered which will include soil and groundwater sampling. Based on feedback from environmental experts, the site should be able to receive a Comfort Letter from IDEM, but as part of receiving that approval building locations and foundations will be considered. So please consider this current site plan attached as a draft.

- 13. Estimate of the number of full and part-time permanent jobs at the location and the impact on those (current) jobs to be caused by the project.
  - 4.5 new jobs will be created, there are 0 current jobs.
- 14. Number of current full and part-time permanent jobs at the location and the impact on those (current) jobs to be caused by the project.

There are no current jobs on the property.

15. Projected annual salaries for positions to be created. If more than one salary classification, please list the job titles and hourly wage for each. Use attachment if necessary.

16. What is your company's starting hourly wage? Does your company provide medical insurance?
X Yes No

What is the dollar value (per hour) of benefit package?

\$ 11 180 IA HALLANDER BARRA

17. Has building permit been issued for construction of the real property for the improvement proposed?
No

18. Has new manufacturing equipment or research and development equipment been purchased, leased, or installed?

N/A

19. List model numbers or attach purchase orders of the new manufacturing equipment or research and development equipment to be purchased (if available).

N/A

20.		and telephone number of person to contact regarding notice of Council Meetings oncerning the petition.
	Name: Address:	Erika E. Scott, Vice President Development – Midwest Region Herman & Kittle Properties, Inc. 500 East 96th Street, Suite 300 Indianapolis, IN 46240
	Phone: e-mail:	317-663-6824 Fax: 317-663-6825 <u>escott@hermankittle.com</u>
	I affirm under to correct.  (Signed)	the penalties of perjury that the above and foregoing information is true and
	(Printed)	Jeffrey L. Kittle
	(Title)	Nanager of General Partner
	Date	10-8-15

## Exhibit A Statement of Benefits Form



## STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

☑ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

Residentially distressed area (IC 6-1.1-12.1-4.1)

#### INSTRUCTIONS:

20 18 PAY 20 19

FORM SB-1 / Real Property

OKIII OB-17 Keal 1 Topell

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires
  information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be
  submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- 3. To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
- 4. A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

	and attack to						
SECTION 1	<b>超级高度</b>	TAXPAYER I	NFORMAT	ION		Addition	
Name of taxpayer							
Ashford Park, L.P							4
	and street. city. state, and ZIP coorry Management, 500		, Suite 3	300, Indiana	oolis, IN	46240	
Name of contact person			Telephone n	umber		E-mail address	
Erika Scott		E	(317)6	663-6824		escott@l	nermankittle.com
SECTION 2	LOC	ATION AND DESCRIPTI	ON OF PR	OPOSED PROJ	ECT		
Name of designating body					W. N. S.	Resolution nun	nber
	of the City of Columb	ous					
Location of property			County			DLGF taxing di	istrict number
1616 10th Street		The second secon	Barthol			03-005	
	provements, redevelopment, or r it will be redeveloped into mu		sheets if nec	essary)		Estimated start 10-1-16	date (month, day, year)
						Estimated comp	pletion date (month, day, year)
SECTION 3	ESTIMATE OF E	MPLOYEES AND SALAR	RIES AS RI	ESULT OF PROF	OSED PRO	DJECT	
Current number	Salaries	Number retained	Salaries Number addi			Salaries	
0.00	\$0.00	0.00	\$0.00		4.50		\$187,000.00
SECTION 4	ESTIM	ATED TOTAL COST AND	VALUE O	F PROPOSED F	ROJECT		
				REAL	ESTATE I	MPROVEMEN	ITS
				COST		ASSESSED VALUE	
Current values							0.00
Plus estimated values of	of proposed project			#	444.464		15,424,300.00
Less values of any prop	erty being replaced						
Net estimated values up	pon completion of project				HOMOTOWAY		15,424,300.00
SECTION 5	WASTE CO	NVERTED AND OTHER	BENEFITS	PROMISED BY	THE TAXE	AYER	
Estimated solid waste c	onverted (pounds)		Estimate	ed hazardous was	ste converte	ed (pounds) _	
Other benefits							
SECTION 6		TAXPAYER CE	RTIFICATI	ON			<b>以</b> 自己的 1000000000000000000000000000000000000
The same of the sa	ne representations in this						
Signature of authorized representative				Date signed (m	nonth, day, year)		
Printed name of authorized re	presentative	The state of the s		Title			
Jeffrey L. Kittle	2			Manager of A	shford Pa	ark LLC, GF	of Ashford Park LP

	FOR USE OF THE I	DESIGNATING BODY	THE RESERVE OF THE PROPERTY OF		
We find that the applicant meets the gene under IC 6-1.1-12.1, provides for the follo		pted or to be adopted by this body	y. Said resolution, passed or to be passed		
A. The designated area has been limit expires is 2028	ited to a period of time not to exceed	ed 10 calendar years*	' (see below). The date this designation		
B. The type of deduction that is allow     Redevelopment or rehabilitation     Residentially distressed areas		l to: ☑ Yes □ No □ Yes □ No			
C. The amount of the deduction applied	cable is limited to \$	·			
D. Other limitations or conditions (spe	<sub>ccify)</sub> none				
	Year 1 Year 2 Year 6 Year 7	☐ Year 3 ☐ Year 4 ☐ Year 9	☐ Year 5 (* see below)  ✓ Year 10		
F. For a statement of benefits approved   ☐ Yes ☐ No  If yes, attach a copy of the abatem  If no, the designating body is required.  We have also reviewed the information compared to the information of the statement of the information of th	ent schedule to this form. red to establish an abatement sche	edule before the deduction can be	determined.		
determined that the totality of benefits is s			Date stored (see the h		
Approved (signature and title of authorized membe	er or designating body)	Telephone number ( )	Date signed (month, day. year)		
Printed name of authorized member of designating	body	Name of designating body	City of Columbus		
Common Council of the City of Columbus  Attested by (signature and title of attester)  Printed name of attester					
* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.  A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)  B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)					
IC 6-1.1-12.1-17 Abatement schedules Sec. 17. (a) A designating body may provisection 4 or 4.5 of this chapter an abatem  (1) The total amount (2) The number of ne (3) The average wag (4) The infrastructure (b) This subsection applies to a for each deduction allowed us the deduction. An abatement schedule app	de to a business that is established ent schedule based on the followin of the taxpayer's investment in rea we full-time equivalent jobs created e of the new employees compared e requirements for the taxpayer's in statement of benefits approved aft ander this chapter. An abatement set schedule may not exceed ten (10	d in or relocated to a revitalization of factors: al and personal property. b. to the state minimum wage. er June 30, 2013. A designating bechedule must specify the percental of years. bre July 1, 2013, remains in effect	,		

## Exhibit B Agreement of Cooperation

#### AGREEMENT of COOPERATION

We, the undersigned, agree to participate and cooperate with the City of Columbus, Indiana and/or its designated agencies and the Common Council of the City of Columbus for purposes of an annual review, required by Indiana Law as it relates to economic revitalization area or economic development target area designation and tax abatement issues.

	Ashford Park, LP
DATE: 10-8-15	Ashford Park, LP (Company Name)
	Jeffrey L. Kittle, President Manage of Gener Partne
	, Secretary
STATE OF COUNTY OF	
Before me, a Notary Public, in and for said County	y and State, personally appeared
Jeffrey L. Kittle and	, the
Tetfrey L. Kittle and Manager of General Partner President and Secretary respectively of Asl	nford Park, Lt who
acknowledged execution of the foregoing Agreemen	nt for and on behalf of
and who	o, having been duly sworn, stated that the
representations therein contained are true,	
Witness my hand and Notarial Seal on this, the_	8th day of, October ,2015
	motor
My Commission Expires:	Signature: Notary Public
County of Residerce:  MARY DANIELLE LOLLAR  Notary Public - Seal	Mary Danielle Lollar (Printed)
County of Residence:  Notally of Indiana State of Indiana	

Exhibit C Survey

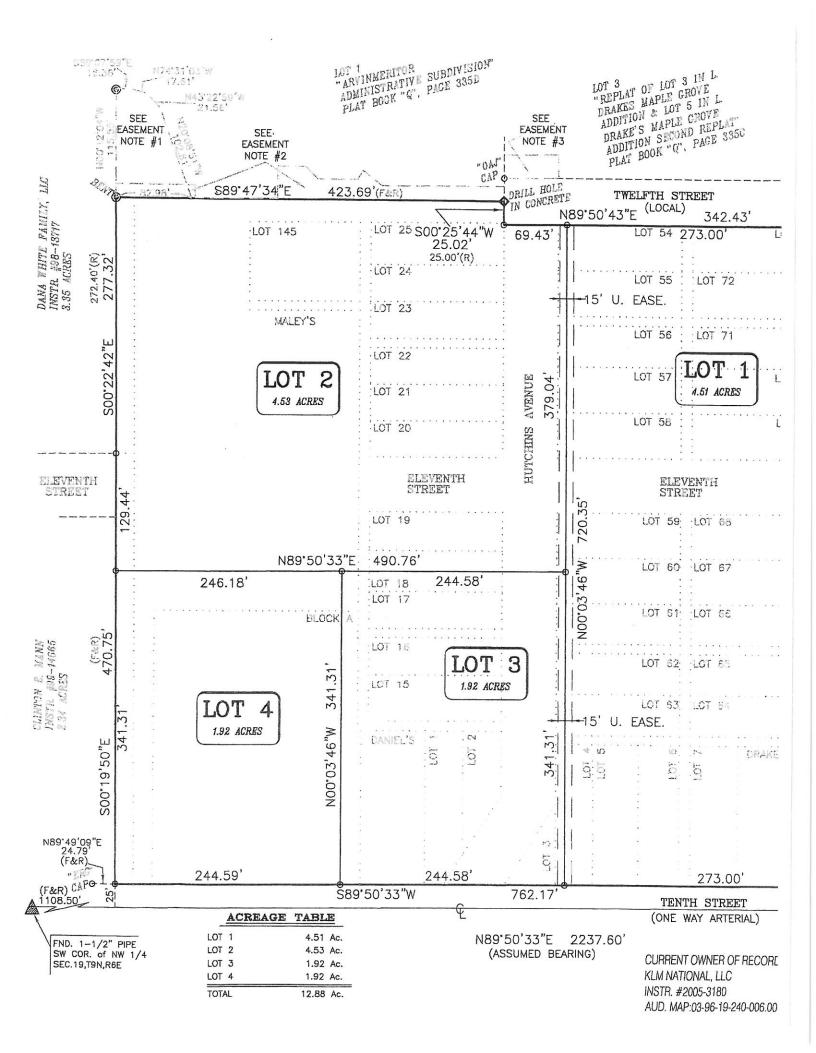
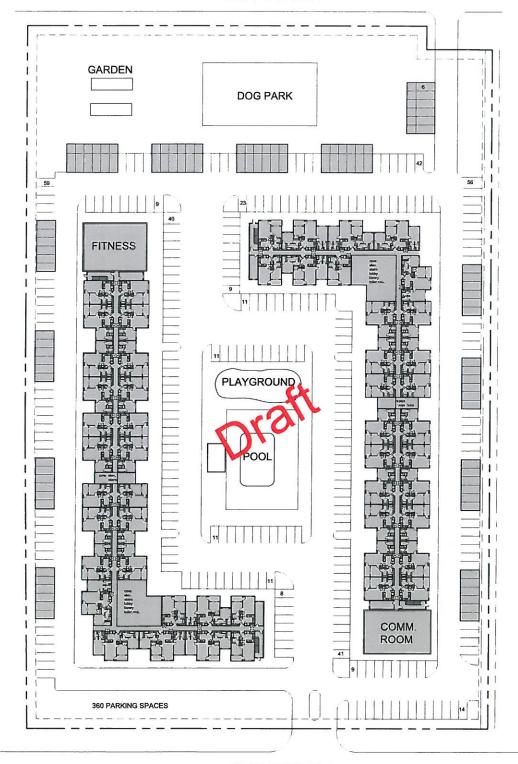


Exhibit D Site Plan

#### 12TH STREET



10TH STREET

ASHFORD PARK

COLUMBUS, INDIANA



#### RESOLUTION NO. , 2015

## A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS TO ADOPT SPECIFIC CAPITAL IMPROVEMENT PROJECTS AS THE 2016 CAPITAL BUDGET

WHEREAS, on October 20, 2015, the Common Council of the City of Columbus (the "Council") adopted Ordinance 20-2015 approving Appropriations and Tax Rates for 2016 (the "2016 Budget");

WHEREAS, pursuant to Columbus City Ordinance 3.08.030 and 3.08.040, the Mayor after receiving input from the City's Capital Improvements' Committee put forth a Capital Budget for 2016 by designating the projects, an estimated cost, and the source from which funds are available;

WHEREAS, the Council desires to designate the specific capital improvement projects in description and amount as designated and set forth on attached Exhibit "A" as the Capital Budget for 2016;

WHEREAS, the Council recognizes that the individual project costs set forth in Exhibit "A" are estimates only and shall not serve as a cap on the individual projects should actual project costs be higher than originally estimated;

WHEREAS, the Council recognizes that the Capital Budget for 2016 is subject to available appropriations whether as part of the 2016 Budget or required additional appropriations where necessary; and

WHEREAS, the Capital Budget for 2016 as set forth in Exhibit "A" shall be considered an addendum to the 2016 Budget pursuant to Columbus City Ordinance 3.08.030.

NOW THEREFORE BE IT RESOLVED BY THE COLUMBUS COMMON COUNCIL THAT the capital improvement projects included in Exhibit "A" in description and amount are hereby adopted as the Capital Budget for 2016 pursuant to Columbus City Ordinance 3.08.030 and considered an addendum to the 2016 Budget. It is further declared by the Council that Exhibit "A" represents the only approved and designated capital improvement projects to be funded by the City's 2016 budget unless modified by a resolution of the Council.

NOW THEREFORE BE IT FURTHER RESOLVED BY THE COLUMBUS COMMON COUNCIL THAT additional approval from Council for any of the designated capital improvement projects identified in the attached Exhibit "A" is required prior to the expenditure of any funds should the actual cost of that specific project identified in Exhibit "A" herein exceed the greater of i) 105% of the estimated project cost or ii) the estimated project cost plus \$5,000.

	<u> </u>
	Kristen S. Brown, Mayor Presiding Officer of the Common Council
ATTEST:	
Luann Welmer Clerk of the Common Council	
Presented by me to the M	ayor of Columbus, Indiana, thisday
of, 2015 at	
	Luann Welmer
	Clerk-Treasurer
Approved and signed by r o'clockM.	me this, 2015, at
	Kristen S. Brown
	Mayor of the City of Columbus, Indiana

2016 Capital Improvements Project List

Exhibit "A"

PDIT		
EDIT Police vehicles	\$	500,000
Vests	\$	4,000
SWAT vests	\$	28,000
Building modifications-CPD	\$	15,000
New K-9 (CPD-dog)	\$	13,000
CFD-Squad 1 replacement	\$	500,000
CFD-Station upgrades/maintenance	\$	134,000
CFD-Mini Medic	\$	32,962
CFD- Hurst Equipment	\$	90,000
City wide Radio Project	\$	479,745
CPD-Laptops	\$	75,000
	\$	1,871,707
Cumulative Capital Improvement Fund		
Blackwell/Dick Wigh- Goal replacement	\$	7,500
Lincoln Park- Replace portable pitching mounds	\$	12,000
Lincoln Park- Block Sealant	\$	7,000
Mill Race- Sewer Pump Replacement	\$	27,000
Park Operations- Heating Furnaces Replacement	\$	17,000
Parks-Walk Behind Aerator	\$	9,000
Garage-S.A. Salt Spreader	\$	13,000
Garage-T.A. Salt Spreader	\$	
darage-1.A. Sait Spreader	\$	14,000
	4	100,300
General Fund Capital Improvement		
Mini Excavator	\$	85,000
Automated Packer Truck	\$	330,000
F.A. Dump truck w/spreader & plow S.A. Dump Truck w/ Spreader & plow	\$	175,000
Trailer Mounted Arrow Board (2 @ \$6,000 ea)	\$	165,000 12,000
Road resurfacing	\$	550,000
Total	\$	1,317,000
Cumulative Capital Development Fund		
		222 000
	\$	333,000
Engineering Traffic Signs and Signals	\$	100,000
Engineering Traffic Signs and Signals Engineering Sidewalk Improvements	\$	100,000 120,000
Engineering Traffic Signs and Signals Engineering Sidewalk Improvements Engineering Streetlights	\$ \$ \$	100,000 120,000 25,000
Engineering Traffic Signs and Signals Engineering Sidewalk Improvements Engineering Streetlights Parks Prior Year Lease Payments	\$ \$ \$	100,000 120,000 25,000 88,242
Engineering Traffic Signs and Signals Engineering Sidewalk Improvements Engineering Streetlights Parks Prior Year Lease Payments Pictometry	\$ \$ \$ \$	100,000 120,000 25,000 88,242 13,200
Engineering Traffic Signs and Signals Engineering Sidewalk Improvements Engineering Streetlights Parks Prior Year Lease Payments Pictometry Asphalt Hot Box	\$ \$ \$ \$ \$	100,000 120,000 25,000 88,242 13,200 32,000
Engineering Traffic Signs and Signals Engineering Sidewalk Improvements Engineering Streetlights Parks Prior Year Lease Payments Pictometry Asphalt Hot Box Garage Roof	\$ \$ \$ \$ \$ \$	100,000 120,000 25,000 88,242 13,200 32,000 130,000
Engineering Traffic Signs and Signals Engineering Sidewalk Improvements Engineering Streetlights Parks Prior Year Lease Payments Pictometry Asphalt Hot Box Garage Roof	\$ \$ \$ \$ \$ \$	100,000 120,000 25,000 88,242 13,200 32,000 130,000
Engineering Traffic Signs and Signals Engineering Sidewalk Improvements Engineering Streetlights Parks Prior Year Lease Payments Pictometry Asphalt Hot Box Garage Roof Floor Scrubber	\$ \$ \$ \$ \$ \$	100,000 120,000 25,000 88,242 13,200 32,000 130,000
Engineering Traffic Signs and Signals Engineering Sidewalk Improvements Engineering Streetlights Parks Prior Year Lease Payments Pictometry Asphalt Hot Box Garage Roof Floor Scrubber River Boat Fund	\$ \$ \$ \$ \$ \$ \$ \$	100,000 120,000 25,000 88,242 13,200 32,000 130,000 13,000 854,442
Engineering Traffic Signs and Signals Engineering Sidewalk Improvements Engineering Streetlights Parks Prior Year Lease Payments Pictometry Asphalt Hot Box Garage Roof Floor Scrubber  River Boat Fund 2,000 96 Gallon Toters	\$ \$ \$ \$ \$ \$ \$	100,000 120,000 25,000 88,242 13,200 32,000 130,000 13,000 854,442
Engineering Traffic Signs and Signals Engineering Sidewalk Improvements Engineering Streetlights Parks Prior Year Lease Payments Pictometry Asphalt Hot Box Garage Roof Floor Scrubber  River Boat Fund 2,000 96 Gallon Toters I Ton Flat-bed Truck w/spreader & plow	\$ \$ \$ \$ \$ \$ \$ \$	100,000 120,000 25,000 88,242 13,200 32,000 130,000 13,000 854,442 120,000 95,000
Engineering Traffic Signs and Signals Engineering Sidewalk Improvements Engineering Streetlights Parks Prior Year Lease Payments Pictometry Asphalt Hot Box Garage Roof Floor Scrubber River Boat Fund 2,000 96 Gallon Toters I Ton Flat-bed Truck w/spreader & plow	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	100,000 120,000 25,000 88,242 13,200 32,000 130,000 13,000 854,442 120,000 95,000
Engineering Traffic Signs and Signals Engineering Sidewalk Improvements Engineering Streetlights Parks Prior Year Lease Payments Pictometry Asphalt Hot Box Garage Roof Floor Scrubber River Boat Fund 2,000 96 Gallon Toters I Ton Flat-bed Truck w/spreader & plow Animal Care- Van Animal Care- Interior/Exterior maintenance	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	100,000 120,000 25,000 88,242 13,200 32,000 130,000 13,000 854,442 120,000 95,000 25,000
Engineering Traffic Signs and Signals Engineering Sidewalk Improvements Engineering Streetlights Parks Prior Year Lease Payments Pictometry Asphalt Hot Box Garage Roof Floor Scrubber  River Boat Fund 2,000 96 Gallon Toters 1 Ton Flat-bed Truck w/spreader & plow Animal Care- Van Animal Care- Interior/Exterior maintenance	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	100,000 120,000 25,000 88,242 13,200 32,000 130,000 13,000 854,442 120,000 95,000
Engineering Traffic Signs and Signals Engineering Sidewalk Improvements Engineering Streetlights Parks Prior Year Lease Payments Pictometry Asphalt Hot Box Garage Roof Floor Scrubber River Boat Fund 2,000 96 Gallon Toters I Ton Flat-bed Truck w/spreader & plow Animal Care- Van Animal Care- Interior/Exterior maintenance	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	100,000 120,000 25,000 88,242 13,200 32,000 130,000 13,000 854,442 120,000 95,000 25,000
Engineering Traffic Signs and Signals Engineering Sidewalk Improvements Engineering Streetlights Parks Prior Year Lease Payments Pictometry Asphalt Hot Box Garage Roof Floor Scrubber River Boat Fund 2,000 96 Gallon Toters I Ton Flat-bed Truck w/spreader & plow Animal Care- Van Animal Care- Interior/Exterior maintenance Fotal	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	100,000 120,000 25,000 88,242 13,200 32,000 130,000 13,000 854,442 120,000 95,000 25,000
Engineering Traffic Signs and Signals Engineering Sidewalk Improvements Engineering Streetlights Parks Prior Year Lease Payments Pictometry Asphalt Hot Box Garage Roof Floor Scrubber  River Boat Fund 2,000 96 Gallon Toters I Ton Flat-bed Truck w/spreader & plow Animal Care- Van Animal Care- Interior/Exterior maintenance Fotal  Fransit Budget 2 Gillig buses, 3 paratransit buses, 3 Gillig engines, 2 paratransit engines	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	100,000 120,000 25,000 88,242 13,200 32,000 130,000 13,000 854,442 120,000 95,000 25,000 60,000
Engineering Traffic Signs and Signals Engineering Sidewalk Improvements Engineering Streetlights Parks Prior Year Lease Payments Pictometry Asphalt Hot Box Garage Roof Floor Scrubber  River Boat Fund 2,000 96 Gallon Toters I Ton Flat-bed Truck w/spreader & plow Animal Care- Van Animal Care- Interior/Exterior maintenance Fotal  Fransit Budget 2 Gillig buses, 3 paratransit buses, 3 Gillig engines, 2 paratransit engines	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	100,000 120,000 25,000 88,242 13,200 32,000 130,000 13,000 854,442 120,000 95,000 25,000 60,000 300,000
FFY Bond Payment Engineering Traffic Signs and Signals Engineering Sidewalk Improvements Engineering Streetlights Parks Prior Year Lease Payments Pictometry Asphalt Hot Box Garage Roof Floor Scrubber  River Boat Fund 2,000 96 Gallon Toters 1 Ton Flat-bed Truck w/spreader & plow Animal Care- Van Animal Care- Interior/Exterior maintenance Fotal  Fransit Budget 2 Gillig buses, 3 paratransit buses, 3 Gillig engines, 2 paratransit engines Choroughfare Fund Rocky Ford, Maple Street City Share of collectors	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	100,000 120,000 25,000 88,242 13,200 32,000 130,000 13,000 854,442 120,000 95,000 25,000 60,000

# ORDINANCE NO.\_\_\_\_\_\_, 2015 AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, TO AMEND CHAPTER 2.94 OF THE COLUMBUS CITY CODE, CITY GARAGE DEPARTMENT

WHEREAS, Indiana Code 36-1-3 et. seq. confers upon units of government within the State of Indiana such powers as necessary or desirable to conduct the affairs of local government;

WHEREAS, Indiana Code 36-4-6-18 authorizes the Common Council of the City of Columbus, Indiana to pass such ordinances, orders, resolutions and motions as may be necessary and proper for the governmental unit to fulfill and satisfy the responsibilities and duties of said governmental unit; and

WHEREAS, it is the desire of the Common Council to title its departments to accurately reflect the duties and jobs that they undertake within the City of Columbus.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, AS FOLLOWS:

Section I. Chapter 2, Section 94 of the Columbus City Code, is hereby amended to read as follows:

## Chapter 2.94 CITY GARAGE DEPARTMENT OF PUBLIC WORKS

Sections:

2.94.010 Established.

2.94.020 City Garage Operations Manager Department of Public Works Director.

#### 2.94.010 Established.

There is hereby established pursuant to IC 36-4-9-4, a city garage department of public works responsible for city services related to and including, but not limited to: streets, traffic, motor vehicle highway, recycling, shop and garage, and trash/sanitation. The department shall be controlled and operated by the board of public works and safety pursuant to Columbus Municipal Code Section 2.50.010. City garage The department of public works may also be referred to in the City of Columbus Municipal Code as city garage department and/or department of sanitation and/or streets and/or traffic and/or motor vehicle highway. All of these terms are used interchangeably but department of public works shall be the formal title.

#### 2.94.020 City garage operations manager Department of Public Works Director.

The department shall have an operations manager director responsible for the day to day supervision and operation of the city services set forth in Section 2.94.010 and shall be the department head. The eity garage operations manager department of public works director shall report to the Mayor.

Section II. All prior ordinances or parts thereof inconsistent with any provision of this Ordinance are hereby repealed.

**Section III.** This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

					LUMBUS, INDIANA,
on this the	day of	, 2015, by a	vote of	ayes and	nays.
			Presiding	Officer of the	Common Council
ATTEST:			•	,	
Clerk of the Co Luann Welmer	mmon Council of C	olumbus, Indiana			
Present o'clockm.	ed by me to the May	or of Columbus, In	ndiana, this <sub>-</sub>	day of	, 2015 at
Luann Welmer					
Clerk-Treasurer	•				
Approv	ed and signed by me	this day of	, 2015	5 at o'clo	ockm.
			Kristen B		
			Mayor of	the City of Col	umbus, Indiana